



Mr Christopher Carroll
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Direct Dial: 01904 601982

Our ref: P01441661

18 October 2021

Dear Mr Carroll

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND OFF FULLWOOD DRIVE, GOLCAR, HUDDERSFIELD, HD7 4DH
Application No. 2021/93621**

Thank you for your letter of 28 September 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The site benefits from outline planning permission which established the principle of residential development in this location. The current application relates to the detailed design of the scheme, which is required to have regard for the character and appearance of the Golcar Conservation Area and the setting of the adjacent grade II listed buildings.

Layout and Form:

The general layout of the proposed dwellings to the north and south of an access road which roughly follows the contours of the valley side is appropriate in the wider setting of the Conservation Area. The orientation of the houses makes use of the sloping site resulting in a style which is similar to some of the historic weavers' cottages or "underdwelling" house types and although this results in a tall southern elevation, this is characteristic of building types within Golcar and indeed the wider Colne valley.

Plots 6-10 comprise of a pair of semi-detached houses and a terrace of three with a narrow gap between which reflects a relationship found elsewhere within the Conservation Area.

Plots 1-5 however are a run of five detached dwellings, all with a similar elevational treatment. As the conservation area appraisal highlights, detached buildings are less





common within the conservation area and, where they do occur, they tend to be one-off, higher status buildings. The proposal for plots 1-5 would introduce an uncharacteristic building form into the conservation area and, given the topography of the surrounding area, this would be visually prominent in views towards Golcar (which also include views of the two listed buildings adjacent to the site). A better form would be for the plots to be amalgamated into a terrace of three and a terrace of two.

Elevations and Details:

Windows to plots 1-5 take inspiration from the mullioned windows found on historic buildings within the conservation area. This approach has been used successfully on other modern developments within Golcar so we welcome this proposal. The proportions of the windows as shown do not look convincing and we would recommend the windows should be taller to have a greater vertical emphasis, particularly on the south elevation. The gable form is seen on some buildings within the area, but generally not in a repeated form as seen here with a similar gable on each of the five buildings. We recommend this feature is omitted or is included on a fewer number of the dwellings.

The south elevation of plots 6-10 is quite busy in comparison to the more modest style of buildings in the surrounding area. We recommend some of the elements, such as the gables, projecting bays and balconies are pared back to better reflect the character of the conservation area.

As with plots 1-5 we also recommend slight amendments to the proportions of the windows to have a more vertical emphasis.

Planning Policy relevant to the Application

The principle of residential development on this site has been established, so the consideration of this application relates to the appearance of the proposed development. In that case, there is a requirement to assess the impact of the proposed design of the development on the character and appearance of the conservation area and the setting of the adjacent listed buildings in accordance with sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Paragraph 130c of the NPPF indicates that planning decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”. Golcar has such a strong character in its built form that we consider some amendments are required to the submitted proposals to better integrate the new development into this character and achieve “the desirability of new development making a positive contribution to local character and distinctiveness” (NPPF, paragraph 197c).





Historic England Position on the Application

Whilst the principle of development on this site has been established, it is still necessary to assess the impact of the proposals on the historic environment. Several elements of the proposed scheme are appropriate to the character of the conservation area, but others are not and would be harmful to this character, particularly in views towards the settlement. We recommend amendments are sought as outlined in more detail above to ensure that the development will preserve and enhance the character of the Golcar Conservation Area and the setting of the surrounding listed buildings.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 130, 197 and 206 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely
Emma Sharpe

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